

Summary

The purpose of my thesis is to describe unit owners association as a subject of law in the Czech Republic. It focuses on analysis of the most significant problems of the current legal regulation in the Act No. 72/1994 Coll., on apartment ownership. It also concurrently reflects the legislation in the new civil code, in which is the apartment ownership incorporated. The subject of thesis was selected because of its actuality in the professional literature and in the daily life. The issue of the unit owners association affects more and more inhabitants because of its mandatory membership and increasing amount of apartment owners.

This dissertation consists of six individual chapters. Each chapter looks at the basic principles of the unit owners association and contains subchapter reflecting legal regulation in the new civil code.

The first chapter concentrates on the legal regulation of the unit owners association. It looks at the most significant changes in the apartment ownership legislation, which have constituted unit owners association as a legal person. It also includes basic analysis and classification of amendment to apartment owners legislation in the new civil code.

The second chapter looks at the legal status of unit owners association. It describes its characteristics as a person of law, its special legal personality and the legal actions regarding purchasing the property and its liability.

The third chapter looks at the establishing of unit owners association, putting emphasis on the substantial changes in the new civil code.

The fourth chapter will look at the bodies of unit owners association. Firstly it describes their basic structure and their scope of authority. This chapter is broken down to the four subchapters. The first subchapter explores the assemblies of the owners,

mainly its scope of authority and the judicature according to the judicature. The second subchapter describes the Board of Association, its competencies, memberships and the rights of delegations. The third looks at the facultative bodies. The fourth subchapter summarizes the changes in the new civil code.

The fifth chapter describes the by-laws as the founding document and focuses on the application of the model by-laws and on the question of by-laws in the new civil code.

The sixth chapter focuses at the termination of unit owners association and its new legal regulation in the new civil code.

The main aim of the thesis is to describe the attributes of unit owners association and to point out the basic changes in the new civil code.